



Slack Lane
Derby

Offers Over £80,000



Slack Lane

Derby

With a rental yield of 7.8%, this is ideal for an investor or a first time buyer, this modern second floor apartment is for sale with no upward chain and has easy access to the public transport links into the City Centre.

Hallway

With access into all of the rooms, it is good-size hallway with space for outdoor coats and shoes, neutral decor, laminate flooring, loft access hatch, intercom system and a radiator.

Living Room

Having a large rear double glazed window to allow natural light flood into the room, laminate flooring and enough space for a dining table. There is an electric wall-mounted fireplace and a radiator.

Kitchen

Fitted with wall and base units providing plenty of storage space, a built-in electric oven and four ring gas hob with overhead extraction fan, roll top work surfaces and incorporated sink and drainer. The breakfast bar provides and extra seating space, wall mounted central gas heating boiler it has space and plumbing for a washing machine and space for a fridge freezer.

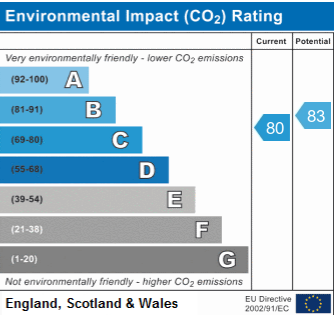
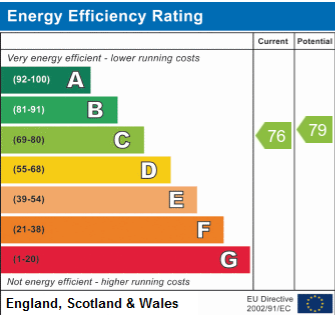


Bedroom

Having rear elevation double glazed window, laminate flooring and radiator. This is a double bedroom with ample space for a double bed and other bedroom furniture.

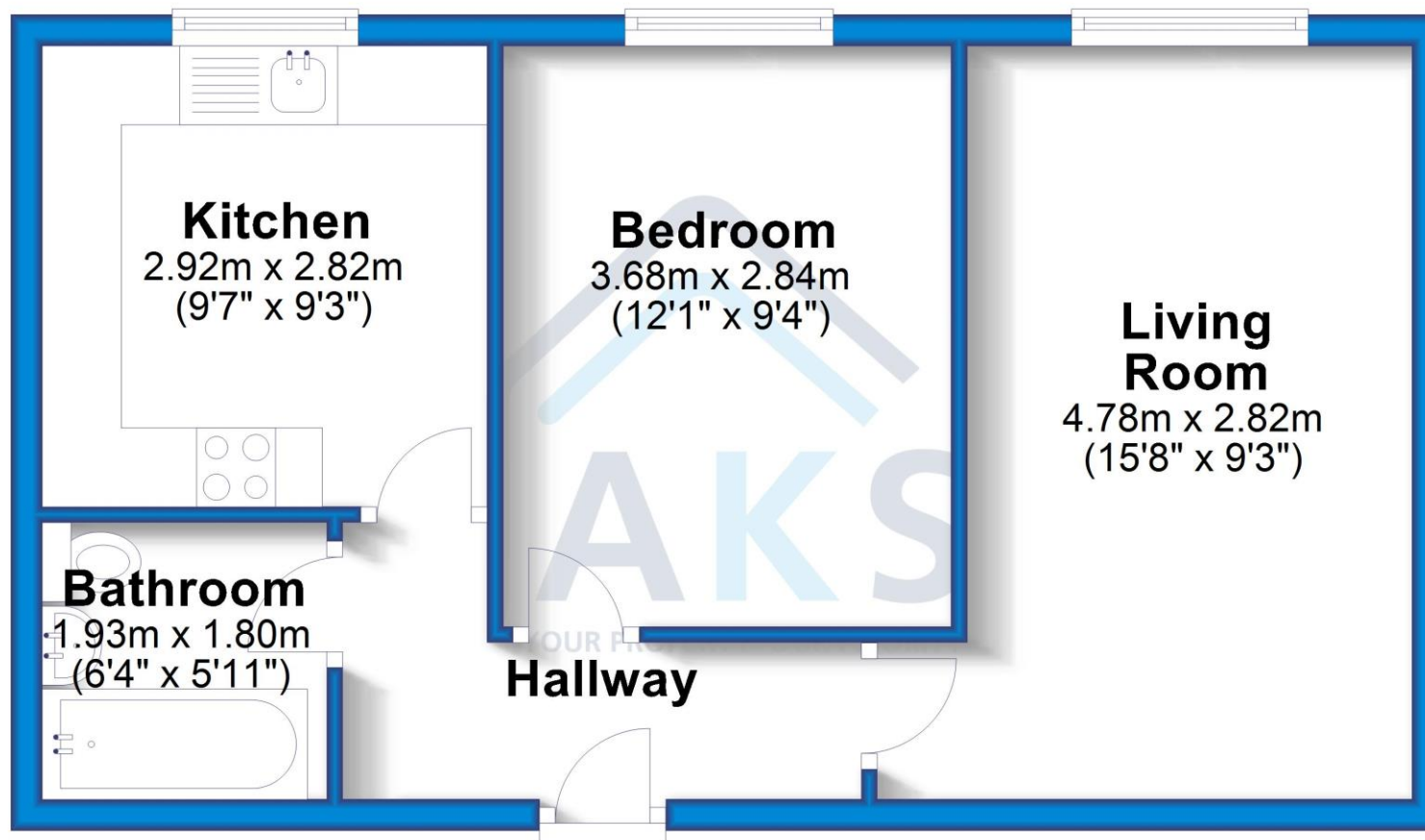
Bathroom

Fitted with a three piece suite comprising of a bath with and overhead shower, a low level W.C with push button flush, pedestal hand wash basin with splashback tiles and an extractor fan.



Floor Plan

Approx. 41.8 sq. metres (449.6 sq. feet)



Total area: approx. 41.8 sq. metres (449.6 sq. feet)

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 The Property Ombudsman

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.